



Brownfields Assessment Demonstration Pilot

Toledo, OH

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 200 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Toledo for a Brownfields Pilot. Toledo has one of the largest railway centers in the country and the fourth largest port on the Great Lakes. Like many older cities in the Midwest, Toledo has seen its factories abandon downtown locations for suburban greenfields. The empty buildings and vacant lots within the City have created health and safety risks and lowered the quality of life in surrounding neighborhoods. Toledo has identified more than 100 priority brownfields sites that have a negative impact on the City's communities.

The presence or fear of environmental contamination in current and former industrial areas has been a deterrent to industries seeking development and expansion opportunities. Thus, the steady decline of Toledo's population over past 25 years is partly attributable to a lack of employment opportunities. Two-thirds of the commercial/industrial real estate transactions conducted in the City are encumbered by questions about properties' environmental status. Twenty-five percent of the property transactions conducted over the previous year were aborted because of contamination concerns. In addition, Toledo's unemployment rate is 10% higher than the State of Ohio's as a whole, and the median household income in the City's brownfields neighborhoods is 25% lower than the State's median income.

PILOT SNAPSHOT



Toledo, Ohio

Date of Announcement:
July 1998

Amount: \$200,000

Profile: The Pilot will prioritize and then target several sites for redevelopment from an inventory of more than 100 contaminated properties or properties with suspected contamination.

Contacts:

Department of Public
Service
City of Toledo
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Regional Brownfields Team
U.S. EPA - Region 5
(312) 353-3161

Visit the EPA Region 5 Brownfields web site at:
<http://www.epa.gov/R5Brownfields/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

OBJECTIVES

Toledo plans to use Pilot funding to gather more information (e.g., previous use, level of contamination) on known and suspected brownfields sites; re-establish the Brownfields Group, a committee composed of public and private agencies that sets cleanup and land use goals; and leverage additional funding sources for brownfields redevelopment activities. The Pilot will also conduct community outreach activities in the affected neighborhoods to ensure that residents are represented in the decision-making process.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Prioritizing sites from the City's inventory of more than 100 contaminated properties or properties believed to be contaminated, and creating a complete brownfields inventory of known and suspected contaminated sites to more fully characterize redevelopment potential;
- Conducting assessments on those prioritized sites from the City's existing inventory;
- Re-establishing the Brownfields Group; and
- Conducting community outreach activities for each brownfields site so that the needs of local residents will be considered.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.